CITY OF TULELAKE

(D R A F T)

HOUSING ELEMENT
2003-2008

(An Element of the Tulelake General Plan)

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HOUSING ELEMENT
TABLE OF CONTENTS

List of Tables:

I. INTRODUCTION

Overview:

In accordance with Government Code Section 65583, the City developed its most recent Housing Element in 1995 for the housing program planning period from 7/1/92 to 7/1/99. This revision is intended to address the housing needs and programs between January 1, 2004 and June 30, 2008, with major emphasis on the remaining time left in this planning period, January 2004 to June 30, 2008, approximately 4 ½ years.

The Housing Element of the General Plan is designed to meet State requirements for Housing Elements and to provide an overall plan for meeting the housing needs of the City of Tulelake. Further, the State Department of Housing and Urban Development pursuant to Government Code 65594 has established Tulelake's share of the regional housing needs. The Housing Element will provide an analysis of housing characteristics and needs; an evaluation of the effectiveness and progress in implementing the previous Element; a statement of proposed goals and policies; and a schedule of programs and actions to implement the goals.

The housing needs assessment provided herein summarizes specific needs for housing in the City of Tulelake. Data and housing issues are discussed and analyzed. Housing needs are quantified where possible. State Housing Law, Government Code Section 65583 (a) requires that the housing element include "an assessment of housing needs and an inventory of resources and constraints relevant to meeting of those needs." The Government Code requires the assessment and inventory to include the following:

- Analysis of population and employment trends and documentation of projections and a quantification of the locality's existing and projected housing needs for all income levels. These needs shall include the City's share of the regional housing need in accordance with Section 65584.
- Analysis and documentation of household characteristics, including level of payment compared to ability to pay, overcrowding and housing stock condition.
- An inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites.
- Analysis of potential and actual government constraints upon the maintenance, improvement, and development of housing for all income levels, including land use controls, building codes and their enforcement, site improvements, fees and other exactions, and local processing and permit requirements, if any, and efforts to remove governmental constraints that hinder Tulelake from meeting its share of the regional housing need.
- Analysis of potential and actual nongovernmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, and the cost of construction.

- Analysis of special housing needs, (such as handicapped, elderly, large families, farm workers, and families with female head of household and persons needing emergency shelter).
- Analysis of opportunities for energy conservation in residential development.
- Analysis of existing assisted housing developments that are eligible to change from low-income housing during the next 10 years due to termination of subsidy contracts, mortgage prepayment, or expiration of use restriction.

Consistency With The General Plan:

This document represents an update of that portion of the General Plan pertaining to the "Housing Element". State Government Code requires the Housing Element to be consistent with the General Plan. This document is consistent with the General Plan that was adopted over 20 years ago.

Public Participation:

Prior to adoption of this Element of the General Plan, the City Council held one public workshop to discuss Goals and Objectives. Approximately 20 persons attended this meeting, but provided little input. The local press was present and included a small article in the local newspaper on the process. Prior to adoption, there will be a public hearing. Notices of the public hearing will indicate the time, place and a summary of the basic housing program. Notices of the hearing will be posted in public locations and provided to local public agencies dealing with seniors, agricultural workers and low income persons. A news release will be provided to the local newspaper, summarizing the content of the Housing Element, inviting the public to review the draft and attend the public hearing. Additionally, the document will be made available at City Hall and Library. Those County, State agencies and local groups which have an interest in housing will be provided a copy of the Housing Element in advance of the hearing (Great Northern Corporation, Siskiyou County Agency on Aging, and the Siskiyou Habitat for Humanity.)

II. DEMOGRAPHIC INFORMATION

Summary of Tulelake's Population and Housing Characteristics:

- Population has increased 1.0 percent between 1990 and 2000 (From 1010 to 1020)
- Seven (7.0) percent of the population is unemployed
- Eighteen (18) percent of the population work outside of the community
- The quantity of children in the 5-18 age group has increased 17 percent between 1990 and 2000. Seniors, those 65 and over, have decreased 30 percent.
- 20.4 percent of the population has some disability

- Size of owner households increased from 2.67 persons in 1990 to 2.85 persons in 2000
- The vacancy rate in dwellings has increased from 11.9 percent in 1990 to 22.0 percent in 2000.
- The number of large families of 5 or more persons increased from 50 in 1990 to 65 in 2000
- The median income in 2000 was $27,500, as compared to $29,500 for Siskiyou County
- There are 46 women living alone, with 32 of these having children under 18 years of age
- The median age of housing is 46 years
- There is ample vacant land for 72 or more new dwellings
- There have been no new homes constructed in Tulelake in the last four years.

Population Trends:

At noted in Table 1 below, the City of Tulelake, between 1990 and 2000 has experienced a 1.0 percent increase in population growth. During this same period of time Siskiyou County experienced a 9.6 percent increase[1]. This slight increase occurred even though the occupied households declined from 378 in 1990, to 358 in 2000 (Table 7). Also as noted in Table 7, the size of households has increased from 2.67 persons in 1990, to 2.85 persons in 2000. Apparently, the types of jobs in the area and availability of affordable housing has encouraged larger families to move to Tulelake.

(1) Census 2000 Summary File 3 (SF3)

Table 1
Population/Household Trends
City of Tulelake

	Population	Percent Change
1970	667[1]	
1980	783[1]	+17.4%
1990	1010[1]	+30.0%
2000	1020[2]	+1.0%

(1) 1970, 1980 and 1990 data from 1992 Housing Element
(2) Census 2000 Summary File (SF3), Table P3

Employment Trends:

Table 2 below notes that 426 persons are in the labor force or 42 percent of the total population. Of these persons in the labor force, 72 or 7 percent are unemployed. Of the labor force, none are employed in the armed forces.[1] When compared to Siskiyou County, 54.3 percent of the County population is in the work force, with an

unemployment rate of 9.6 percent[2] . The lower percentage of the Tulelake population in the labor force is primarily due to the larger family size of Tulelake residents.

(1) Census 2000 Summary File 3 (SF3), Table P43.
(2) Census 2000 Summary File 3 (SF3), Table DP-3

Table 2
Employment Status Population 16 Years and Over[1]
City of Tulelake

	Men	Women	Total
Employed	200	154	354
Unemployed	47	25	72
Not in Labor Force	99	165	264
Total	**346**	**344**	**690**

(1) Census 2000 Summary File 3 (SF3), Table P43

As noted in Table 3 below, employment is dispersed over most of the industry categories, with no single category being the predominant industry. Eighteen percent of those employed work outside of the City of Tulelake and 22 percent commute 10-90 minutes or more to their place of employment[1]. This has changed significantly since the 1970s – 1980s where a much larger portion of the local population was employed in the agriculture and forestry category. According to the 1990 Census[2], 29 percent worked in the agriculture, forestry, fishing, mining industries; while in 2000, only 21.5 percent worked in these same industries. It is presumed that the current conditions in employment will remain unchanged over the period of this Housing Element. Agriculture, and particularly forestry have likely declined to or near their lowest level. Other categories will not change significantly since the likelihood of any major business moving to the Tulelake area is remote in the near term. However, it should be noted the manufacturing and wholesale trade categories have increased significantly since 1990. The most likely growth scenario in Tulelake is the continued growth by persons who are seeking a small town environment in an attractive setting, and those who are either retired or who tele-commute.

(1) Census 2000 Summary File 3 (SF3), Tables P27 and P31.
(2) Housing Element, Tulelake General Plan, 1992

Table 3
Employment by Industry[1]
City of Tulelake

Industry	Male	Female	2000 Total	1990[2] Total
Agriculture, forestry, mining	59	17	76	105
Construction	4	0	4	13
Manufacturing	20	22	42	14
Wholesale trade	34	20	54	33
Retail trade	13	11	24	50
Transportation, utilities	14	5	19	26
Information	1	0	1	0
Finance, insurance real estate	2	7	9	21
Professional, management administrative	5	8	13	7
Educational, health and social services	10	48	58	46
Arts, entertainment, food services	15	8	23	12
Other services	5	5	10	6
Public Administration	18	3	21	27
Total	**200**	**154**	**354**	**360**

(1) Census 2000 Summary File 3 (SF3), Table P49
(2) 1990 data from 1987

Age of Population:

The age of the population of Tulelake made some significant changes between 1990 and 2000. There was a 17 percent increase (40 persons) in the 5-18 year age group. Clearly, this population age change might put some pressure on the school system. The working age group (16-64) also has increased by 4.4 percent, and the seniors, those over 65 have decreased 30 percent during this period (45 persons). Clearly, the City of Tulelake is changing from an older community with a high percentage of seniors, towards a community with an increase of younger working adults with school age children. See Table 4 below for more information.

Table 4
Age of Population
City of Tulelake

Age	1990[1]	2000[2]
Under 5 years	101	105
5-18 years	236	276
19-64 years	521	521
65 and over	152	107
Working age (16-64)	540	564

(1) 1995 Tulelake Housing Element; US Census 1990, Table QT-P1A
(2) US Census 2000, Summary File3 (SF3), Table P8

Ethnic Characteristics:

Tulelake's population is predominantly white, with a few Native Americans and a mixture of races. As noted by the following table there has been little change in the ethnic composition of the City since 1990. Yet there are some noticeable differences between the County and Tulelake, with the County being slightly less ethnically diverse. As noted in the table below, the Hispanic group totaled 29% of the population in 1990. In 2000 this category changed, so it can no longer be compared with 1990. However, it is expected that the actual percentage has not changed significantly.

Table 5
Ethnic Characteristics (Percent)
City of Tulelake

Ethnic Group	1990[1]	2000[2]	County[3]
White	62.1%	71.8%	87.1%
Black	0%	1.1%	1.3%
Native American	3.0%	1.3%	3.9%
Asian	0.6%	0.3	1.2%
Hispanic[4]	29.0%	NA	N/A
Other	5.3%	16.9%	2.8%
Two or more races	NA	8.7%	3.6%

(1) Census 1990, Table DP-1
(2) Census 2000 Summary File 1 (SF1), Table DP-1
(3) Census 2000 Summary File 1 (SF1), Table DP-1
(4) This category changed in 2000, where Hispanics could be considered White.

Handicapped/Disabled Persons:

The 2000 Census reports a variety of disabilities for the population of Tulelake. A total of 341 disabilities were found, affecting 20.4 percent of the 904 persons aged 5 years and over residing in the City of Tulelake. The Table below lists these disabilities. While all of them may have some effect on housing needs, the physical disabilities affecting body movement are the ones typically most dependent on modifications to housing to accommodate the disability. Thirty-seven percent of the population aged 65 and over has physical disabilities, and 11.3 percent of the total population of Tulelake has a physical disability.

Table 6
Population 5 Years and Over With Disabilities[1]
City of Tulelake

Disability	5-15 Years	16-64 Years	65 Years and Over	Total
Sensory	3	12	26	41
Physical	4	71	40	108
Mental	2	24	13	63
Self-care	0	13	6	14
Go-outside-home	0	38	15	41
Employment	0	74	0	43
Total	**9**	**232**	**100**	**341**

(1) Census 2000 Summary File 3 (SF3), Table P41 and P42

Group Quarters:

The California Department of Finance E-5 reports for both 1990 and 2000 indicated that there were no persons living in group quarters in Tulelake. Group quarters refer to those living arrangements such as boarding houses where rooms are rented and kitchen and food is shared. Group quarters also typically include nursing homes and similar places. There are no known plans to provide such facilities in Tulelake at this time.

III. HOUSEHOLD CHARACTERISTICS

Number and Size of Households:

Table 7 below shows the changing nature of the community. The population increased by 29 percent between 1980 and 1990, and only increased by one percent in the next decade. Between 1980 and 1990, the number of occupied households increased by 33, and decreased by 20 between 1990 and 2000. Accordingly, the household size increased dramatically in the 1980's, and increased again in the 1990's. As mentioned above, there has been an increase in the number of school-aged children, and as seen below,

household size has continued to increase. This implies that the population of Tulelake is shifting in the direction of younger families. See Table 4 for specific changes in age characteristics.

Table 7
Household Size
City of Tulelake

Population	Households	Persons per Household	Household size Percent Change
1980-783[1]	345[1]	2.27[1]	n/a
1990-1,010[2]	378[2]	2.67[2]	17.6%
2000-1,020[3]	358[3]	2.85[3]	6.7%

(1) 1980 data from 1995 City of Tulelake Housing Element
(2) Census 1990 Summary Fire 1 (SF1) Table DP-1.
(3) Census 2000 Summary Fire 1 (SF1) Table DP-1.

Table 8 below reveals the changes in occupancy between owner and renter households. As noted, renter and owner household sizes are increasing. Further, the increase in household size for rentals, reflects the current trend where more families do not qualify for a home purchase, and must settle for renting.

Table 8
Household Size per Occupied Owner/Renter Housing Unit
City of Tulelake

	Renter Occupied Housing Units	Persons Per Renter Unit	Owner Occupied Housing Unit	Persons Per Owner Unit
1990[1]	143	3.13	235	2.40
2000[2]	157	3.22	201	2.56

(1) Census 1990 Summary Fire 1 (SF1) Table DP-1.
(2) Census 2000 Summary Fire 1 (SF1) Table DP-1.

Of the 358 occupied households in 2000, 56.15 percent are owner occupied, and 43.85 percent are renter occupied[2]. With 101 vacant dwelling units out of a total of 459 housing units in the City of Tulelake, the vacancy rate in 2000 was 22.0 percent; almost twice as high as the 11.9 percent vacancy rate (51 units of the total 429 housing units) in 1990[1]. Removing the 28 units identified as seasonal use from this data, results in a more realistic, but still high, vacancy rate of 16.8 percent. The high vacancy rate may be good for the family seeking affordable housing since the selection is great and therefore the

(1) 1990 Census data from 1995 City of Tulelake Housing Element
(2) Census 2000 Summary File 1 (SF1) Table DP-1.

competition is more severe. Abundant competition will typically cause rents to be lower. Such high vacancy rates tend to indicate a problem with the local economy, and a likely problem for property owners hoping to receive reasonable return on their investment.

In 2000, there were 252 family households and 106 nonfamily households, including 94 single person households and 264 households with two or more persons.[1] In comparison, in 1990, there were 103 single person households and 275 households with two or more persons.[2] Of the two or more person households in 2000, 38 were female-headed households and 32 of these had related children in the household.[3] In 2000, 65 households had five or more persons, and 33 of these had six or more persons;[1] which represents an increase in the number of large families when compared with 1990, when 50 households had five or more persons, and 19 had six or more.[2]

(1) Census 2000 Summary File 3 (SF3), Table P14.
(2) 1990 Census data from 1995 City of Tulelake Housing Element
(3) Census 2000 Summary File 3 (SF3), Table P10

Income Characteristics:

Household income characteristics are a vital element in analyzing affordability of housing. In Census 2000, the median family income for reported for 1999 in Tulelake was $23,750[1], which is 19.5 percent lower than Siskiyou County's median of $29,500[2]. As noted by the Table 9, approximately 53 percent of Tulelake's households fall below the median income level. Of this amount, 67 or 63.2 percent of the non-family households fall below the median, and 122 or 48.4 percent of the family households fall below the City's median.[3] Family households have a median income of $27,750[4] and nonfamily households have a median income of $16,288.[5] Since the nonfamily households have a substantially lower median income level, it follows that they are hit the hardest when trying to find decent affordable housing.

(1) Census 2000 Summary File 3 (SF3), Table P53, City of Tulelake
(2) Census 2000 Summary File 3 (SF3), Table P53, Siskiyou County
(3) Census 2000 Summary File 3 (SF3), Table P76 and P79
(4) Census 2000 Summary File 3 (SF3), Table P77
(5) Census 2000 Summary File 3 (SF3), Table P80

Table 9
Family and Non-family Income[1]
City of Tulelake

Income Range	Families	Non-families[2]	Total
Less than $10,000	53	26	79
$10,000-$14,999	31	16	47
$15,000-$19,999	28	8	36
$20,000-$24,999	10	17	27
$25,000-$29,999	13	4	17
$30,000-$34,999	20	0	20
$35,000-$39,999	26	10	36
$40,000-$44,999	19	11	30
$45,000-$49,999	8	4	12
$50,000-$59,999	19	4	23
$60,000-$74,999	18	5	23
$75,000-$99,999	3	0	3
$100,000-$124,999	4	0	4
Over $125,000	0	1	1
Total	**252**	**106**	**358**

(1) Census 2000 Summary File 3 (SF3), Tables P76 and P79.
(2) Non-family households typically include those persons living together as a single household but are not related by blood or marriage.

Special Households:

Elderly: Based on 2000 Census information, 107 people or 10.6 percent of the population are 65 years or older[1], as compared with 152 persons and 15 percent in 1990[5]. Of the 358 total households included in the 2000 Census, 66 have householders who are 65 years or over[2]. Of that total, 24[2] or 36.4 percent, constitute one-person households, of which 20[3] are females living alone.

Of the total 203 owner-occupied housing units, 68 or 33.5 percent have householders who are 65 years or older[4]. Seven housing units, or 0.7 percent of the 149 renter-occupied housing units are rented by persons 65 years or older[4]. Approximately 13 percent (45 households) of both the owner- and renter-occupied units noted herein are occupied by residents 75 years or older[4].

(1) Census 2000 Summary File (SF3), Table P8
(2) Census 2000 Summary File (SF3), Table P13
(3) Census 2000 Summary File (SF3), Table P11
(4) Census 2000 Summary File (SF3), Table H14
(5) 1990 Census data from 1995 Tulelake Housing Element

Female-Headed Households: In 2000, there were 46 women living alone, and 4 female householders living in nonfamily households; also there were 49 female-headed family households, 32 with related children under 18 years of age, and 2 with no children under 18[1], for a total of 99 women living in 84 female-headed households. This number has declined somewhat since 1990, when there were 62 women living alone and 5 female householders living in nonfamily households; also there were 55 female-headed family households, 41 with related children under 18 years of age, and 14 with no children under 18[1], for a total of 122 female-headed households[2]. The number of female-headed family households (no husband present) has decreased from 55 in 1990[2] to 34 in 2000[1]

(1) Census 2000 Summary File 3 (SF3), Table P9 and P10
(2) Census 1990 Summary File 1(SF1), Table P016

Handicapped/Disabled:

Senate Bill SB520, adopted in 2001 added a requirement for Housing Elements to:

> "analyze potential governmental constraints to the development, improvement and maintenance of housing for persons with disabilities and to include a program to remove constraints to, or provide reasonable accommodations for housing designed for occupancy by, or with supportive services for persons with disabilities."

Typically, constraints if they exist, would occur in the application of local building and zoning codes. The following summarizes the applicable provisions of Tulelake Codes potentially affecting disabled persons.

Zoning: The Zoning Ordinance does not address the provisions of the State Government Code that allow a variety of group homes in all residential zones if they have 6 or fewer persons. The ordinance should be updated to reflect those provisions of State law. Group homes, of more than 6 persons are allowed in the C-1 zone as hospitals or sanitariums by right, and "other uses in the judgment of the City Council, as evidenced by a resolution in writing, are similar to and no more objectionable than any of those enumerated within the zone."

The C-2 zone specifically allows by right group dwellings, apartments, hotels, boarding houses and like the C-1 zone, "other uses in the judgment of the City Council, as evidenced by a resolution in writing, are similar to and no more objectionable than any of those enumerated within the zone."

While spacing between group homes could be a concern in some communities, this has not been a problem in Tulelake since no group homes exist. There are no standards for spacing in the Zoning Ordinance.

There are no parking requirements for group homes in the Zoning Ordinance. One space per unit is required for each proposed single-family or multi-family dwelling. If it were necessary for the City Council to make a determination that the group home was "similar to and no more objectionable than any of those uses enumerated within the zone," they

could at that time also determine the quantity of parking required to make certain the project is not objectionable. No doubt the actual parking required would depend on the type of use, its size, and the availability of street parking in the area.

The Zoning Ordinance, Section 16.12.470 provides a broad definition of "family" as follows: "Family means an individual or two or more persons related by blood or marriage, or a group of not more than five persons (excluding servants) who need not be related by blood or marriage, living together as a single housekeeping unit in a dwelling unit." The Ordinance occupancy standards comply with Fair Housing Laws since it does not restrict occupancy other than by this definition.

Permit Processing: As noted above, group homes of over 6 persons can be authorized by approval of a building permit in most instances, or by the finding noted above by the City Council. This "finding" process does not require a hearing, and only rarely an environmental review process. Consequently, with the City Council meeting once a month, should such a finding be necessary, the processing time would in most cases be less than 30 days, plus a couple weeks to process a building permit. Currently, other than meeting Building Code standards there are no other development standards.

Retrofitting existing houses to serve a disabled person with wider doorways and modifications to bathrooms for example, will typically require a building permit. Ramps typically do not require permits for residential use, but information would be provided by the City Building Inspector to help the owner provide safe construction.

The City uses the 1997 Uniform Building Code on Tulelake permits and enforces all of the ADA requirements provided therein. Retrofitting existing buildings as well as the construction of new buildings must satisfy all of the 1997 Code requirements.

Programs are provided herein to provide reasonable accommodation for handicapped and disabled individuals as required by California law. These programs (listed under Goal 3, Section VIII) will lead to eventual authority for the City to make minor modifications to existing Codes accommodating the needs of the disabled; give high priority to processing applications of a disabled person; emphasize compliance with the Fair Housing Act; and provide information to disabled persons, noting the accommodations provided by the City.

Large Families: In 2000, there were 33[1] households consisting of more than five members. This is a significant increase from 1990 when there were 19[2] households in this category. Of the 33 households, 11 were owner occupied and 22 renter occupied [1]. Since there are few apartments located in the City of Tulelake, it is assumed most of these large families rent single-family dwellings.

(1) Census 2000 Summary File 3 (SF3), Table H16 and H17
(2) 1990 Census data from 1995 Tulelake Housing Element

Overcrowding: In 2000, there were 86 housing units with 1.01-1.50 persons or more per room[1]. Twenty-four of these units were owner-occupied and 62 were rentals. Seventeen units were severely crowded, having 2.01 or more occupants per room[1]. In 1990, there were 54 units considered overcrowded and 17 considered severely overcrowded[2]. In 2000, there were 14 occupied units with four bedrooms and 2 units with 5 or more bedrooms[3]. With 33 large families of more than five persons, and 86 total over-crowded units, there seems to be an unmet need for large housing units suitable for large families. Along with the lack of availability of enough larger housing units, typically there are other constrains like affordability that create overcrowding.

(1) Census 2000 Summary File 3 (SF3), Table H20
(2) 1990 Census data from 1995 Tulelake Housing Element
(3) Census 2000 Summary File 3 (SF3), Table H41

Students: The City of Tulelake has a branch of the College of the Siskiyous community college. This is a small college branch, with the main campus in Weed. It serves mainly those existing residents in the Tulelake area and does not generate a need for student housing. .

Farm Workers: The Tulelake area is located on a former lake bed, resulting in farmland which is very fertile and produces a variety of agricultural crops such as, potatoes, grains, mints and strawberry plants. The area has a strong migratory farm working population, accounting for a 44.8 percent difference in the farm worker population between the high and low growing seasons. The permanent farm worker population in 2002 was 233 persons, and growing by 287 persons during the summer peak to a total of 520 farm workers.[1]

As a means to help serve the needs of the farm worker and potentially rehabilitate an old hotel in Tulelake, the Great Northern Corporation, under a Community Development and Technical Assistance Program grant, developed a market study for farm worker housing in June 2002. The following summarizes some of the key findings of the study[1]

- The farming season in the Tulelake market area is characterized by a 120-day growing season, plus 2 additional months for packing and other supportive operations. The season typically begins in April and ends in October each year.
- At the end of the six-month period, migrant or seasonal farm workers seek continuing employment opportunities outside of the Tulelake area due to diminished local employment opportunities.
- Based on the possibility that the rehabilitation project cannot depend on rental income support for a period of six months, and the fact that seasonal farm worker population is an unpredictable population, rental income may not be available to support project financing.
- Currently the Newell Migrant Center (approximately 4.5 miles southeast of Tulelake) is the only seasonal farm worker housing facility in the Tulelake area. Based on local interviews, it was found that over the last five years the Newell Migrant Center maintained an average occupancy rate of only 30 percent during its six-month operation. The Center contains 55 units. Management also

indicated that the Center only reaches near 90 percent occupancy during the last month of each season (October). This fact indicates that another seasonal farm worker facility proposed in the Tulelake area is not likely to have a sustainable renter base and may in fact have vacancy rates similar to that of the Newell Migrant Center.

(1) Affordable Housing Market Study, Tulelake Market Area, Farmworker Housing, June 2002, Prepared by the Great Northern Corporation.

The project investigated by the Market Study was not approved by the City, due in part to the concern of owners of rental properties of the impact that subsidized housing would have in their market area. Given the already very high vacancy rate of 22 percent, this concern would appear to be legitimate.

It is interesting to note that even though local population swells during the summer months due to seasonal workers, that vacancy rates are high in the only migrant center in the Tulelake area. As also noted herein, the total vacancy rate in Tulelake is 22 percent, as determined during the 2000 Census, which was taken during the winter/spring season, before seasonal workers arrive in the area. It would seem then, that seasonal farm worker housing demand is accommodated by the high numbers of vacant units in Tulelake. Most likely, there is a similar situation in other small communities in the area, helping to accommodate the Tulelake area demand.

Should farm worker housing be needed in addition to vacant dwellings, this use would be permitted in the R-3, C-1 and C-2 zones as single family, two-family, group dwellings, multiple dwellings, hotels, apartment hotels, boarding houses, or "any other similar use which in the opinion of the City Council is similar and no more objectionable." There currently are two existing multi-family projects primarily renting to farm workers totaling 13 units in Tulelake. One of these projects is located in the R-1zone district, the other in the C-1 zone.

Based on Census data there is a high percentage of persons employed in agriculture in Tulelake. These persons could be year-around farm workers, or persons employed in related processing, service, or governmental service to the farming industry. Regardless, it would appear the local housing market has reasonably served this demand. Given the 22 percent vacancy rate in the City and affordable rents, it would appear there is ample housing in the City to accommodate permanent farmworker housing needs. As noted, should more housing be needed, the City zoning is quite flexible, permitting this use by right throughout much of the community with few zoning standards and development constraints, limited processing time and very limited fees.

IV. HOUSING MARKET INFORMATION

Housing Stock:

The 2000 Census notes there were 453 housing units, consisting of 203 owner occupied and 149 rental units[1]. The remaining 101 units were vacant. Forty of these were for rent, 12 were for sale; 9 were for rent or sale but not yet occupied; 28 are for seasonal use only, and there were no units held vacant for migrant workers [2]. Twelve were considered "other vacant."[2]

(1) Census 2000 Summary File 3 (SF3), Table H6 and H7.
(2) Census 2000 Summary File 3 (SF3), Table H8

Housing Condition:

The 2000 Census indicated that half of the structures were constructed prior to 1958, the median year residential structures were built. [1] The owner occupied median year of construction is 1960, and renter occupied median is 1957, likely indicating the condition of the rental housing may be in greater need of repair or maintenance than the owner occupied. [2]

(1) Census 2000 Summary File 3 (SF3), Table H35
(2) Census 2000 Summary File 3 (SF3), Table H37

The most recent assessment of housing conditions occurred in 1999 in preparation for submittal of an application for CDBG funds. A total of 275 units were surveyed, indicating that 59.3 percent of the City's dwellings are in need of moderate or greater repair to maintain the safety and long term use of the structure. The results of this exterior "windshield" survey are shown in the following table.

Table 10
1999 Housing Condition Survey Results
City of Tulelake

Condition	Number of Units	Percent
Sound	31	11.2%
Minor	78	28.3%
Moderate	133	48.3%
Substantial	25	9.0%
Dilapidated	8	2.0%

Based on the "windshield" survey, it also appeared many of the residences have not weatherized to energy conservation standards, resulting in additional personal expenses in house heating. This is most obvious when single pane glass is evident in windows. The following table reveals a significant change from wood to fuel oil/kerosene had occurred

between 1990 and 2000. Nearly 20 percent of the households using wood as the primary source changed to another heating option. No doubt most homeowners changed to the popular "monitor" heating systems which use kerosene. This significant change suggests that Tulelake homeowners are making a significant effort to improve the condition of their housing.

Table 11
House Heating Fuel[1]
City of Tulelake

Type of Heating Fuel	1990[1]	2000[2]
Utility Gas	0.8	1.7%
Bottled, tank or LP gas	11.1%	3.7%
Electricity	32.7%	34.7%
Fuel oil, kerosene	26.5%	49.7%
Wood	28.9%	9.9%
Other fuel	0.0%	0.3%

(1) Census 1990 Summary File 3 (SF3), Table H030
(2) Census 2000 Summary File 3 (SF3), Table H40

Affordability:

The value of owner-occupied housing ranges from 21 houses below $10,000 to 4 houses over $100,000[1]. The median value of owner-occupied housing is $41,400[2]. The vast majority (78.8%) of houses fall into the $20,000 to $89,999 value range[1]. At the time of the 2000 Census, only 12[3] homes were for sale, but they did represent a reasonably wide range. Six homes were in the $20,000-$24,999 range, 4 in the $25,000-$29,999 range and 2 in the $50,000-$59,999 range[3]. The median value of homes for sale was $25,000[4].

According to the 2000 Census, the median monthly mortgage (with associated costs) was $600[5], as compared to 1990 when the average cost was $406[6]. In comparison, the median monthly cost that renters paid in 2000 was $412[7] and $248 in 1990[6].

(1) Census 2000 Summary File (SF3), Table H84
(2) Census 2000 Summary File (SF3), Table H85
(3) Census 2000 Summary File (SF3), Table H87
(4) Census 2000 Summary File (SF3), Table H88
(5) Census 2000 Summary File (SF3), Table H91
(6) Census 1990 Summary File (SF3), Table H043A
(7) Census 2000 Summary File (SF3), Table H63

At Risk Housing:

In a May letter to the Cities of Siskiyou County from the State Department of Housing and Community Development, all USDA and HUD assisted projects for Siskiyou County were listed. There were no "at risk" projects listed for the City of Tulelake. Additionally, the City has no locally-subsidized units and has not issued any mortgage revenue bonds for this type of activity. Further, the City has not approved any density bonuses with financial assistance, does not have an in-lieu fee program, and has not

assisted multi-family housing with redevelopment or CDBG funds. Consequently, there are no multi-family housing projects considered to be "at risk".

Land Availability:

Based on a vacant land survey in January 2004, there are sufficient lands zoned for single family and multifamily use to accommodate approximately 72 dwelling units as summarized below in Table 12. (See Appendix A for a complete listing of all vacant and underdeveloped parcels.) Additionally, as noted, there are numerous parcels that are of sufficient size to accommodate second dwellings.

Additionally, with a 22 percent vacancy rate there are approximately 100 vacant units. With a Regional Housing Unit demand of 25 units for 2003-2008, this demand could readily be absorbed in vacant units, thereby reducing the vacancy rate from 22 percent to 16 percent if all of the vacant housing is included, and 10.5 percent if the seasonal housing is excluded. This latter rate would still be considered to be slightly high, but would be far healthier than the 2000 rate of 22 percent.

Vacant land in Tulelake consists primarily of vacant lots scattered throughout the community, and some underused lots which could accommodate an additional dwelling. Further there are numerous parcels which could readily accommodate second dwellings. Large parcels of vacant land are basically non-existent except for one parcel of approximately 13 acres owned by the High School district and used for their agricultural program. Whether this land would ever be released for private development is unknown.

The option to expand the City boundary, while not impossible, it is constrained by actively productive farmland on all sides of the City. Should there be a significant demand for added housing, the City could work with LAFCO, and potentially obtain approval to expand onto agricultural land.

As noted below in Table 12 below, there are 50 parcels that are either vacant or underdeveloped that could be utilized for affordable multifamily development. These lots are typically 6000-8000 square feet each and could readily accommodate a four-plex, which has been the practice in Tulelake. The only assisted housing project in the City is located on three such lots, two of which are in the same block, and the third across the street. While there are no contiguous vacant lots in the R-3 and C-1 zones, most of the C-2 underdeveloped lots are contiguous with one or more parcels and could be combined for a larger project should it be desirable. With a limited demand for housing in Tulelake, it is believed the single parcels of 6000-8000 square feet could readily accommodate the expected demand through the provision of additional tri-plex or four-plex development on non-contiguous lots.

Table 12
Vacant Land and Underdeveloped Land-Development Potential[1]
City of Tulelake

Single Family Units		
13 lots @ 1 dwelling per lot	=	13
Multi-family Units		
2 R-3 lots @ 4 units per lot[2]	=	8
16 C-1 lots @ 3 units per lot[3]	=	51
32 C-2 (Underdeveloped lots) @ 4 units per acre[4]	=	128
Total Units		**200**

(1) Information is based on a physical survey of land taken January 2004
(2) R-3 lots are typically 8250 square feet in area readily permitting 4 units at a density of approximately 20 units per acre.
(3) C-1 lots are typically 6600 square feet in area permitting 3 units per parcel at a density of approximately 20 units per acre.
(4) C-2 underdeveloped lots are typically 8250 square feet in area permitting 4 units per parcel at a density of approximately 20 units per acre.

It should be noted that some of the C-1 zoned areas, particularly near the south end of Main Street, could be compatibly used for single family dwellings instead of multi-family units. Also, as noted in the above table, there are 32 parcels zoned C-2 which are predominantly used for single-family residential purposes and could be converted as a use by right to apartment development, accommodating a duplex, triplex, or fourplex on each lot. The existing single-family use on these lots does not represent the level of development which could occur by right in the C-2 zone. Regardless, due to the zoning that is available for multi-family dwellings, ample land exists to provide needed "very low" and "low income" housing.

VII. CONSTRAINTS

GOVERNMENTAL CONSTRAINTS

Building: The City has adopted the Uniform Building Code and Uniform Fire Code as it building standards. Building permit fees are determined by the price of construction. (See Table 14) There are no additional on or off-site requirements for construction of housing in Tulelake such as curbs, gutters or sidewalks. The City has a part-time building inspector who provides the inspection services when needed. Consequently, building permits are processed promptly, usually within two weeks. There is never any backlog of permits since only a few are received every year. Building permits are a priority with the City and typically are issued in a few days.

Planning: Zoning regulations in most communities represent a limitation that could result in a constraint to housing. In Tulelake zoning restrictions are almost non-existent as noted in Table 13 below. The restrictions are so few due to the age of the Zoning Ordinance, which was adopted in 1950, with minor additions in 1958, 1964 and 1971. The ordinance is very basic, establishing five zone districts with lists of permitted uses, but few development standards.

Table 13
Summary of Zoning Standards
Residential and Commercial Zone Districts
City of Tulelake

Standards	R-1	R-3	C-1	C-2
Density	None	None	None	None
Min. Parcel Size	None	None	None	None
Max. Lot Coverage	None	None	None	None
Setbacks(1)	None	None	None	None
Building Height	None	None	None	None
Parking Residential Use	1 space per unit	1 space per unit	1 space per unit	1 space per unit

(1) There is a 5-foot side yard setback for accessory structures, and they are not to be located in the required front yard.

Single family and hotels are listed as permitted uses in the C-1 zone. Single family, two family, multi-family and group dwellings, court apartments, hotels or apartment hotels, boarding houses, tourist courts or public camps are all permitted uses in the C-2 zone. Much of the C-1 zone ~~commercial lands~~ contains existing single and multi-family uses, and mobile home parks. The C-2 zone is predominantly developed with single family dwellings and allows multi-family development by right, but there are no existing multi-family uses within this zone district. The lots in this zone are typically 55' x 150' and could readily be utilized for more intensive use by the removal or conversion of the existing single family dwelling. Mobile home parks and group homes are not permitted as a listed use in any zone, however, in the C-1 and C-2 zones there is a clause which states: "Other uses which in the judgment of the Council, as evidenced by a resolution in writing, are similar to and no more objectionable than any of the listed uses." This flexibility gives the Council broad latitude in reviewing any type of housing development not specifically listed and potentially approving the project at one public meeting. This clause could accommodate multi-family development in the C-1 zone should such use appear appropriate by the City Council. Since most residential projects are permitted as a use by right in the zones noted, the only required processing is a building permit.

The City has no subdivision standards. The last subdivision was developed in the 1980's and does have curb, gutter and paved streets. It may have been a FHA financed project which required these minimum improvements.

Fees: Other than the building permit fees, other fees in the City are minimal. There is a sewer connection fee of $375 per unit, and a water connection fee of $375 per unit. Normally, there is also a school impact fee in most school districts, due to limited growth, there is no fee in Tulelake. Also there are no fees for a planning application should one be necessary. Table14 below provides an example of the costs added to a residential project on the permit and other fees. The examples below assumes a 1200 square foot single family dwelling at an estimated $80 per square foot, with a total value of $96,000, and a 12 unit apartment project with 750 square foot units, with each unit valued at $45,000. Both examples assume the dwellings will be located on existing developed lots.

Table 14
Building Permit Fee Schedule
City of Tulelake

Value	Fee
$1 to $500	$16.50
$501 to $2,000	$16.50the first $500 plus $2.20 for each additional $100, or fraction thereof, to and including $2,000.
$2,001-$25,000	$49.50 for the first $2,000, plus $9.90 for each additional $1,000, or fraction thereof, to and including $25,000.
$25,001 – $50,000	$277.00 for first $25,000 plus $7.15 for each additional $1,000 or fraction thereof, to and including $50,000.
$50,001 – $100,000	$455.95 for the first $50,000 plus $4.95 for each additional $1,000 or fraction thereof, to and including $100,000.
$100,001-$500,000	$703.45 for the first $100,000 plus $3.85 for each additional $1,000 or fraction thereof, to and including $500,000.
$500,001-$1,000,000	$2243.45 for the first $500,000 plus $3.30 for each additional $1,000, or fraction thereof, to and including $1,000,000.
$1,000,001 and up	$3893.45 for the first $1,000,000 plus $2.20 for each additional $1,000 or fraction thereof.

Table 15
Examples of Typical Permit Fees
City of Tulelake

Type of Fee	Single Family	Multi-family
Planning	0	0
Building	$683	$2375
Water Connection	$375	$4875
Sewer Connection	$375	$4875
Total Fees	**$1439**	**$12,125 or $1010/unit**

Procedures and Permit Processing:

Since Tulelake is a small community with few applications and almost no complicated applications, the processing of a residential application occurs expeditiously. Those residential projects permitted by right can be processed in a couple of weeks. This normally includes modifications to single-family dwellings, new single-family dwellings and could include multifamily dwellings as well, since they are permitted by right in the R-2 and R-3 zone district. Applications are first submitted to the City and then processed by the City Building Inspector who checks for compliance with zoning and the Building Code.

Discretionary permits, in Tulelake are very uncommon. Consequently, it can only be presumed what the processing time could be. The most likely application is a Variance from the provisions of the Zoning Ordinance. Since they are exempt from CEQA, they would be set for hearing before the City Council (since there is no Planning Commission). This process should normally take no longer than 30-45 days. A Zone Change on the other hand may require an environmental assessment resulting in a negative declaration or mitigated negative declaration. Due to the time constraints defined in State law on such matters, the total project review, hearing and decision will typically take a minimum of 60-90 days. Much of this time is necessary to accommodate the agency review and circulation time for the environmental document as required by State law.

Summary: As noted, constraints resulting from local governmental regulations, processes and fees are minor and cannot be considered a constraint to housing development.

DEVELOPMENTAL CONSTRAINTS

Market Constraints:

The greatest constraint to development of housing in Tulelake is the weak economy in the area. Few new jobs are being created locally. Those persons moving into the community are typically government employees, retired families, or those persons who are willing to commute to Klamath Falls. With only one single family dwelling being constructed in the last 5 years, those families moving into Tulelake are locating in existing housing.

The local economy is primarily agriculturally based which currently is experiencing little growth. Recent problems with the availability of irrigation water has raised some doubts about the future of agriculture in the area. While the City does have some lands available for industrial growth, and some industrial business activity has occurred in the recent past, growth of any significance in the future is not expected. Consequently, local population increase is not expected to be significant over the life of the Housing Element.

Circulation Infrastructure:

There currently are no local road capacity constraints within or near Tulelake. State Highway 139 provides the main access to the community. The Southern Pacific railroad parallels this highway and separates most of the community from the Highway. Two access roads cross the railroad and provide ample access to Tulelake. The City has a grid street system and paved streets. Main Street running north/south and "E" Street running east/west are the widest streets and serve as collector streets for the City. All vacant lots identified herein have frontage on paved City streets. Being a small community, local streets have more than ample capacity to handle local traffic. The collector streets even though they do carry some through traffic from nearby farm areas, are sized for a capacity far greater than the current demand.

Water and Sewer Infrastructure:

The City has two deep wells that amply provide for water service to the community. Even in dry years there has been adequate water. There has never been a need to restrict water usage since the City upgraded its pumping and distribution infrastructure in 1986. The actual capacity of the system is not known, however since the City has never had a water supply problem and infrastructure constraints have been eliminated, it is believed that numerous dwellings could be added without affecting the supply[1]. The wastewater treatment plant is currently being studied for possible modification. The actual current capacity of the system is also not known, however it is believed to be designed for .16 million gallons per day with an average flow of .06 million gallons per day. But while it serves the existing population, its capacity is believed to be marginal. A PTA/CDBG study grant is currently in process, with the intent to upgrade the system to eliminate creek discharge and have sufficient capacity to handle future growth. However, even in the current tight condition, an additional 25 ~~a few~~ dwellings could be added without creating an overload[1]. Given the slow growth experienced in the past, and slow growth anticipated in the future, the capacity of both systems is not an immediate constraint at this time.

(1) Response by Public Works Director, Rod Bryan, January 2004 and City Clerk, Joe Cordonier, April 2004.

Construction:

Financing opportunities and construction costs are generally the same in Tulelake as the remainder of the County, and are not considered to be a constraint except for affordable housing. The median price asked for housing in 2000 per U.S. Census was $25,000[1] and the median value of all housing was $41,400[2]. This is less than half the median cost

of houses in Yreka, the largest city in Siskiyou County, where the median value of all housing was $96,000.[3] Unfortunately, in today's construction market it is impossible to provide housing any where near the current median value of $41,400.

Since there has been no new housing development in the City in recent years, it is difficult to estimate the likely cost of new housing if such were proposed. Siskiyou County contractors estimate the cost of new residential construction at around $120 per square foot. This places a new small two-bedroom dwelling with approximately 1000 square feet at $120,000. Manufactured homes will run less, closer to $80 per square foot or about $80,000 for a 1000 square foot dwelling without a garage. Fortunately land costs in Tulelake are low. Most lots should sell in the $3000 to $5000 range. Two years ago the City sold a residential lot for $3500. Recent attempts by the City to sell an industrial parcel failed when the best offer received was only $1800. Therefore, it is possible to provide new manufactured housing in the $80,000 to $90,000 range. As noted in Table 17 housing at these costs would typically not be available to the very low and low income households. New housing will still cost much more than available existing housing which is readily available due to the high vacancy rate.

(1) Census 2000 Summary File 3 (SF3), Table H88
(2) Census 2000 Summary File 3 (SF3), Table H85
(3) Census 2000 Summary File 3 (SF3), Table QT-H14

VI. HOUSING NEEDS SUMMARY

Regional Housing Needs Allocation:

Pursuant to the State Government Code Section 65584, the State Department of Housing and Community Development has developed a Regional Housing Needs Plan for Siskiyou County. This plan designates a total County need over a 7.5 year period (January 1, 2001 to June 30, 3008) of 1,699 units. This need is then spread over each community in the County, primarily based on the community's share of LAFCO financing. The share of housing for Tulelake is 25 units, or about 3 units per year over the 7.5 year period. Further, to attempt to provide housing for all income levels, the 25 unit share is further divided by the income groups noted in the following table.

Table 16
Summary of Regional Housing Needs Plan[1]
City of Tulelake

Income Level	Units Needed
Very low – 50% of median income ($0-$11,875)	7
Low- 50-80% of median income ($11,876-$19,000)	4
Moderate – 80-120% of median income ($19,001-$28,500)	3
Above Moderate – Over 120% of median income (Over $28,501)	10
Total	**25**

Median Income for Tulelake in 2000 was $23,750

(1) State Department of Housing and Community Development, based on median income from Table P53, Census 2000 Summary File 3 (SF3)

Unfortunately, based on past housing construction and the current economic outlook for Tulelake, it is unlikely the City will be able to satisfy this demand in new construction. However, as noted previously, there are approximately 100 vacant dwellings in the City that could be used to satisfy this demand. Utilization of CDBG rehabilitation funds, especially on some of the older vacant residences, would help to provide safe, affordable housing. Further, as noted in Table 12, there are is sufficient vacant land to accommodate 72 dwellings, almost three times the Regional Housing Need. Additionally, there are numerous underdeveloped lots which could readily accommodate another 128 units, plus those lots which are of sufficient size and could also accommodate a second dwelling.

Spending Limits/Overpayment:

Spending limits can be established for very low to moderate income families by applying the standard for purchase of no more than three times annual gross income, and not more than 30 percent of monthly income if renting. Table 17 below displays these limits. The constraint for many residents becomes apparent when the 2000 Census reports that Tulelake's median monthly rent is $412 [1] and median home values are $41,400. [2] As noted in the table below, all of the very low income households would spend more than thirty (30) percent of their income to pay the median rent, and at least fifty (50) percent of the of the low income households would pay more than thirty (30) percent of their income to pay the median rent.

(1) Census 2000 Summary File (SF3), Table H53
(2) Census 2000 Summary File (SF3), Table H85

Table 17
Housing Spending Limits

Income Levels	Households[3]	Rent Limit[1]	Purchase Limit[2]
Very Low	89	$297	$35,625
Low	64	$298-$474	$57,000
Moderate	49	$475-$712	$85,500

(1) Based on 30 percent of monthly income at upper end of income range for renting
(2) Based on spending no more than 3 times annual income at upper end of income range to purchase a house.
(3) Interpolation of Table 52, Census 2000 Summary File (SF3).

On loan applications, banks actually apply a "debt to gross income" standard, where the debt including the proposed house payment should be thirty (30) percent or less of the monthly income. With good credit the bank may go higher, but forty (40) percent is considered to be the absolute limit[1]. Applying the "debt to gross income" standard to determine spending limits is much more difficult since credit card debt, auto payments and other debts are simply not known, nor is there a reasonable standard to apply. Regardless, assuming an applicant had only the proposed house payment and no other debt, using the thirty (30) percent standard, the maximum loan or purchasing limit would be as follows assuming a six (6) percent interest rate:

Very low income: $297 per month, or about a $50,000 mortgage[2]
Low income: $474 per month, or about a $79,000 mortgage[2]

(1) Conversation with Bank of America Manager, June 2003
(2) Based on a loan of 6 percent, but does not include tax or insurance

Since few loan applicants are debt free, these limits are most likely unrealistic for most very low and low-income applicants. A $100 per month car payment for example would significantly reduce the money available to qualify for a house payment. Additionally, the information above does not include tax and insurance which could easily add $100 per month to housing costs. This for example, would reduce the amount of income the low income household has to apply to a mortgage, and would reduce the $474 payment limit to about $374 and reduce the upper limits of the mortgage to about $62,000. The calculations used here as examples assume a six (6) percent interest rate which is currently possible (spring 2004), but is typically lower than the normal rates which could be in the 7-9 percent range.

The following table reveals that 45.6 percent or 68 households are paying more than thirty (30) percent of their income for rent.

Table 18
Households Overpaying Rent[1]
City of Tulelake

Rent as Percentage of Household Income	Number of Households
< 20 %	51
20-24%	10
25-29%	14
30-34%	10
35-49%	26
50 +%	32
Not Computed	6
Total	**149**

(1) Census 2000 Summary File 3 (SF3), Table H69

In contrast to the above table, Table 19 below, reveals that 12 households, or 8.8 percent of the total households (137 households) occupied by the owner are paying 30 percent or more of their income for mortgage and selected monthly expenses (typically tax and insurance). This percentage is drastically lower than renters (45.6 percent), and could reflect the affordability of the purchase price of houses in Tulelake.

(1) Census 2000 Summary File 3 (SF3), Table H94

Table 19
Households Overpaying Mortgage and Selected Monthly Costs[1]
City of Tulelake

Mortgage as Percentage Of Household Income	Number of Households
Housing Units with a Mortgage	
< 20%	44
20-24%	6
25-29%	14
30-34%	3
35-49%	4
50 +%	3
Not Computed	0
Total	74

Table 19
Households Overpaying Mortgage and Selected Monthly Costs[1]
City of Tulelake
Continued....

Housing Units without a Mortgage	
< 20%	56
20-24%	3
25-29%	2
30-34%	0
35-49%	0
50 +%	2
Not Computed	0
Total	**63**

(1) Census 2000 Summary File 3 (SF3), Table H94

Handicapped/Disabled:

While disabled persons can have similar problems that other groups experience, they also have needs resulting from their particular disability which must be overcome to make their housing more convenient. Some of these amenities include wide doorways that can more readily accommodate wheelchairs, special bracing for handrails, lower countertops and switches and outlets at an appropriate height. Consequently, few houses will have these features and must be remodeled to serve the needs of the disabled. As noted by the following table, over 30 percent of the City population can be assumed to have some disabilities. 11.3 percent of the population has a physical disability. Persons over 65 years of age account for 29.3 percent of all disabilities and 35 percent of those with physical disabilities.

(1) Census 2000 Summary File (SF3), Table P41

Table 20
Disabilities of Civilian Non-institutionalized Population Over 5 Years[1].

Disability	Quantity
Sensory	41
Physical	115
Mental	65
Self-care	19
Go-outside-home	53
Employment	74
Total	**341**

(1) Census 2000 Summary File (SF3), Table P41

Female-Headed Households:

The 2000 Census reports that there are a total of 99 women in 84 female-headed households[1]. This compares with 122 female-headed households in 1990[2]. In 2000, 32 of the female-headed households had children under the age of 18 years and may have special housing needs[1]. Having to work to support their families, day care is important and can consume a large portion of their pay. These female-headed households must seek suitable housing with less disposable income than some families earning the same amount. As a result their choices are limited, and many probably pay more than 30 percent of their total income for housing. Frequently, these families end up on welfare assistance programs. Fifty eight (58) women (5.7 percent of the total population) live in female-headed households which had incomes in 1999 below the poverty level[3].

(1) Census 2000 Summary File 3 (SF3), Table P10
(2) Census 1990 Summary File 1(SF1), Table P016
(3) Census 2000 Summary File 3 (SF3), Table P89

Elderly Households:

Many older citizens live on fixed incomes and find that, because of inflation or rent increases, a large share of their incomes are consumed by housing costs. In 2000, 3 homeowners or 5.7 percent of the homeowners 65 and over (53 total) were paying 30 percent or more for housing costs[1]. This is remarkably low as compared to other small communities. For example, in the City of Etna, a similar sized rural community, 30 percent of the seniors were paying 30 percent or more for housing costs.[2] This again reveals the benefit of having a community with a large supply of affordable housing. The City of Etna has a median home value of $77,500 as compared with Tulelake's median home value of $41,400.

As people live longer lives and the population ages, and as more people move to Tulelake to retire, the demand for housing programs to assist seniors could increase. Should this occur, one option is to encourage shared housing programs and second dwelling units. Such an arrangement not only provides companionship and reduced housing costs, it may also provide an opportunity for limited care. Another option is to provide group quarters designed for senior citizens. These units provide social opportunities and a reduction in living expenses. Multi-unit housing could benefit older, married couples that no longer wish to maintain a larger home. Lastly, since some seniors are no longer as active or mobile as they once were, a portion of this group could benefit from a rehabilitation program assistance program or help in making their homes more accessible.

(1) Census 2000 Summary File 3 (SF3), Table H96
(2) Census 2000 Summary File 3 (SF3), Table H96 (Etna)

Housing for Homeless Persons:

The City is removed from the main travel by-ways and, therefore, transient persons in need of emergency shelter have not been a problem. Highway 139 abuts the City and primarily serves rural areas of northeastern California and southern Oregon, which is off

the path of most transients. The City Clerk noted that there were no recent cases of homeless persons. Similar comments were received from local churches.

Natural emergencies other than snowstorms have not occurred in this area. Should emergencies occur, there is ample space in church, school and City facilities to temporarily house persons during such storms. Permanent housing for homeless or transients, or emergency shelters should it be needed, would be allowed by right in the C-2 zone district as any one of the following: two family dwellings, group dwellings, multiple dwellings, hotels, apartment hotels, boarding houses, or any "other similar use which in the opinion of the City Council is similar and no more objectionable" There are no vacant lots in the C-2 zone. However there are numerous underdeveloped lots (lots with single family dwellings) and lots with improvements that could be modified to provide housing for the homeless. If the homeless housing is provided in any one of the allowed uses noted above, the use would be subject only to the standards noted in Table 13, which are nearly non-existent.

Transitional housing would also allowed in the C-2 zone as a use by right principally as a "group dwelling." As noted there are parcels in that zone that could accommodate either a new use, by removal of a single family dwelling or more likely the modification of an existing residential use. It should be noted that the only development standards required of the use are those noted in Table 13, which are nearly non-existent. The Zoning Ordinance does not specifically address the "six or fewer" provision of the Government Code, which considers a wide variety of group homes of this size to be a residential use, permitted by right in all residential zones. Since Tulelake is a small community, should such a use be desired, it would likely fit this size category. The City should amend its Zoning Ordinance to clearly specify these provisions of the Government Code.

Other Special Needs:

Group Quarters: There are no group quarters located within the City. Such quarters could provide housing opportunities for those individuals with special needs such as limited care for seniors and disabled persons, day care/cooking for female-headed households and minimum facilities for one-person households. The design of the structure would consider the needs of the group proposed for residency. Hospitals, sanitariums and group dwellings permitted by right in the C-2 commercial zone.

Second Units: Second units on a residential lot, are authorized by the Government Code 65852.2 as a residential use. While the City could simply process such a permit through the authorization of the Government Code, it is desirable to amend the Zoning Ordinance to reflect the provisions of the Government Code. Second dwellings have the advantage of providing affordable housing for family persons with limited needs, or provide affordable housing for non-family renters, while at the same time providing additional income for the homeowner. While none have been built in the City, there is ample room on many of the larger lots to accommodate a second dwelling.

Mobile Homes/Manufactured Housing/Multifamily Housing: Pursuant to the provisions of the Government Code Section 65852.3, the mobile and manufactured homes are considered single family residences and are to be permitted in those zone districts where ever a single family dwelling is allowed. Even though the City does not have specific provisions in their Zoning Ordinance, they have permitted mobile and manufactured homes in residential districts as single family dwellings. Regardless, like the second dwelling situation, the Zoning Ordinance should be updated to specifically authorize this use.

Multifamily housing is permitted in the R-2, R-3, and C-2 zone districts. A few small apartment complexes exist in the City. Additionally, as noted previously herein, there are vacant lots of sufficient size to accommodate more units.(See Appendix A) There are no specific provisions in the Zoning Ordinance to allow mobile home parks, other than the "similar use" finding. There is a provision in the C-2 zone which does allow "tourist court or public camps." Additionally, there are a couple of small older mobile home parks existing in the City.

Energy Conservation: Working through Great Northern Corporation in Weed, Tulelake residents can apply for a one time assistance on paying their power bill. Additionally, if their energy costs exceed ten percent of their income, especially for disabled and elderly persons, they can apply for weatherization assistance[1]. Since Great Northern Corporation provides this service County-wide, it may take as long as six months from application to construction. They will adjust their priorities based on critical need. Additionally, Pacific Power provides some off-set with their 15 percent discount Care Program for seniors and low income persons who qualify. For example, one or two person households with a total monthly income of $1350 or less would qualify for the discount[2]. As family size increases, so does the qualifying income.

(1) Phone conversation with representative of Great Northern Corporation, weatherization program 8/19/03
(2) Phone conversation with Pacific Power representative 4/16/02

Housing Rehabilitation: The City of Tulelake in 2000 pursued housing rehabilitation assistance for its residents, having assisted 13 families. since 1996. All of these occurred since January 1, 2001. These families were assisted through Great Northern Corporation and CDBG grants. Since this was the City's first grant, a slow start was experienced and they have received an extension on the existing grant. Upon completion of this funding cycle, the City will apply for additional CDBG rehabilitation funds. Successful applicants will typically receive a loan for rehabilitation and make payments based on their income level. As loans are paid, or when the house is sold and the loan is paid off, the monies received over $25,000 are placed into a revolving fund, and made available for more rehabilitation projects. With these initial grants and eventual payoffs, the City will be able to continue with this successful program for many years. With many older homes in need of rehabilitation, this is an important program for local residents.

VII. ASSESSMENT OF PREVIOUS HOUSING ELEMENT GOALS, POLICIES AND IMPLEMENTATION MEASURES.

The following is a listing of the goals, policies and implementation measures in the previous Housing Element, and a response in italics regarding the actions taken by the City to response to these proposals.

Goals:

1) Preservation of existing housing stock
2) Assist in increasing the affordability and availability of housing in Tulelake, including meeting regional housing needs.
3) Provide for the accessibility of decent housing regardless of any arbitrary factors

Policies and Implementation Measures

A) **The City shall assist homeowners obtain funds for housing rehabilitation. The City shall seek assistance for a minimum of 30 in the next 5 years. In addition the City shall seek low cost weatherization for 40 additional units.**

Implementation Measures:

i) The City shall document the housing rehabilitation needs of the town. The City will apply for a CDBG Planning and Technical Assistance Grant for this documentation in 1996. If that application is rejected the City shall undertake their own survey at a less detail. The City Council shall take the lead in this effort.

Response: The City through Great Northern Corporation completed a Housing Condition Study in 1999. The results of that study are reported previously in this Housing Element.

ii) The City will apply for Community Development Block Grant funds in 1996 and 1998 to assist homeowners with low interest loans or grants to rehabilitate the existing housing. The City Council will take the lead with these applications.

Response: The City applied for CDBG funds in 2000, and has a one-year extension. The disbursement of these funds ($500,000) under this grant are still in process.

iii) The City Clerk on behalf of the City will contact local agencies to assist with low cost weatherization of 40 homes during the planning period. The City Clerk will make those contacts starting in 1996.

Response: Weatherization occurs with each rehabilitation loan. To date there have been 13 units undergoing weatherization as part of the CDBG program.

iv) The City Clerk shall contact Great Northern Corporation (Local non-profit organization) on a regular basis and request that the City be kept up to date on available housing rehabilitation programs.

Response: The City has been working closely with Great Northern Corporation on a regular basis and has received both housing and economic grants.

B) The City shall seek to provide 15 new housing units with in the planning unit, and establish the number of new and rehabilitated units to be a goal in this planning period.

Implementation Measures:

i) The City shall cooperate with builders interested in creating housing in the City of Tulelake. The City staff shall meet with any potential developers and seek to reduce possible conflicts with City concerns. The City staff shall develop, by 12/95, a checklist of actions necessary for property development for any interested developer.

Response: Unfortunately there are very few persons interested in developing housing in Tulelake. This is reflected by the fact only one dwelling has been constructed in the City in the last four years. Little interest exists for new housing development, due mostly to the poor local economy. A grant from HCD did occur to investigate the conversion of an old Clyde Hotel to permanent housing for farmworkers and low income persons. While the study found the demand to exist, due to the high costs of the project and seasonal nature of the farm labor in the area, the rental scenario was unstable, and there may not be sufficient cash flow to support project financing.

The checklist has not developed as noted. The development standards are so simple in Tulelake, there is no need for the checklist.

ii) The City shall meet with local housing organization (Great Northern Corporation) to encourage development of new affordable housing 1996 and annually there after.

Response: As noted above, the City meets regularly with Great Northern to process economic and housing related grant programs.

iii) The 15 new units shall be the following by income group:

	New Construction	Rehabilitation	Conservation Weatherization
Very low income	5	10	35
Low income	3	30	5
Moderate income	4	0	0
Above moderate income	3	0	0

The City of Tulelake believes that these numbers represent an attainable goal, however, the City will encourage construction, rehabilitation and conservation in excess of the proposed units in order to provide for all citizens of the City.

Response: Unfortunately, there has been very little growth in Tulelake over the last decade. Only one dwelling was constructed in the last 5 years. This was a manufactured home, which probably falls into the "moderate income" category. The City has assisted through the CDBG program the rehabilitation and weatherization of 13 dwellings. Although not readily documented, it is expected that there have been at least a similar amount of houses that have been rehabilitated and weatherized through the use of private funds, not directly involving the City.

C) The City shall seek to provide the opportunity for the development of low income and multi-unit housing.

Implementation Measures:

i) The City shall provide the zoning for all types of housing options. Currently, zoning does not allow for all types of development. The City shall insure that this policy shall be reviewed through a land use element update in 1996 or any zoning ordinance changes.

Response: While the City's zoning ordinance is quite dated (adopted in 1950), its simplicity is quite flexible. It does allow for single family, two-family, group dwellings, multi-family dwellings, court apartments, hotels or apartment hotels, boarding houses, and tourist or public camps. Further, the ordinance contains a provision in the C-1 and C-2 commercial zones which allows "other uses, which, in the judgment of the Council as evidenced by a resolution in writing are similar to and no more objectionable than any of the other uses listed." This provision readily allows the Council great latitude in reviewing and approving any type of housing and group home facility that is proposed in these commercial zones. Since much of the commercial zone is currently developed with single family, apartments, and mobile home park uses, it would be very easy for the Council to continue to allow affordable housing in this zone, and in most instances it would be compatible with adjacent uses.

ii) The City, shall pass a second unit (granny housing) ordinance.

Response: This action has not occurred. It is desirable to include this measure in the updated Housing Element. Since it is a use permitted in all residential zones by State Law, should any one propose such a use, it could be permitted even though not specifically authorized by local ordinance.

iii) The City shall cooperate with homebuilders and residential developers designing low-income housing by assisting developers in their preparation of permit applications.

Response: See response under B)(i) above.

iv) The City shall maintain adequate water and wastewater disposal service.

Response: The City has two deep wells which amply provide for water service to the community. Even in dry years there has been adequate water. The actual capacity of the system is not known. The wastewater treatment plant is currently being studied for possible modification. The capacity of the system is also not known. While it serves the existing population, it is believed to be marginal. Given the slow growth experienced, capacity of both systems is not believed to be a constraint at this time.

v) The City shall review and clarify all other General Plan elements and shall maintain consistency with these elements, goals and policies by November 1996.

Response: None of the General Plan elements were found to be inconsistent with the Housing Element.

vi) The City shall annually meet with the local non-profit housing organization, Great Northern Corporation, to discuss available governmental housing and infrastructure programs, as well as current private-public cooperation. In addition, the City Clerk shall annually contact Rural Economic & Community Development Service (Farmers Home Administration) to seek assistance in addressing the needs of lower-income renter households or senior housing.

Response: As noted above in A)(iv) the City is in frequent contact with Great Northern Corporation which is generally the lead agency in most housing programs. Most currently affective programs require the interest of a development company. The rural nature and size of the community tend to discourage private involvement.

D) The City shall support the elimination of housing discrimination.

Implementation Measures:

i) The City shall keep on hand a report form for any complaints. The City staff shall investigate all reported housing discrimination claims. The City shall enforce all applicable laws and regulations. The City shall post their written

anti-discrimination procedures at prominent places in City Hall and the Community Center by 4/95.

Response: There have been no reported housing discrimination claims files with the City during the last five years, and probably beyond that length of time. Discrimination has not been a local concern. Therefore it has not been a priority of the City to provide and post anti-discrimination procedures and posters.

ii) The City shall refer all persons with housing discrimination complaints to other appropriate local, state, or federal agencies in addition to making their own investigation.

Response: See (i) above.

iii) The City shall encourage the construction of new units or the retrofitting or existing units for "special needs" residents, such as the physically limited, elderly, female head of household. The City has and shall continue to make members of these groups aware of City programs through program summaries delivered along with water bills, posting of summaries in City Hall and the Tulelake Community Center and newspaper articles.

Response: See response to B)(i) above as one effort to serve a "special needs' group.

iv) The City shall adopt a resolution, by 3/96, supporting Fair Housing Laws and shall obtain anti-discrimination posters from HCD. The City shall post their written anti-discrimination procedures along with the posters at prominent places in City Hall.

Response: While the City supports Fair Housing, a resolution apparently has never been adopted, nor have HCD posters been posted at the City Hall.

E) The City shall attempt to assist lower income households to increase their incomes in order to afford better housing.

Implementation Measure

i) The City shall attempt to support economic develop programs and assist local project proponents. The City has and will continue to support the activities of the Siskiyou County Economic Development Council, Women's Economic Growth, and Ore-Cal RC&D. The City shall meet with these and other groups on a regular basis to further economic development in Tulelake.

Response: The City has received three grants under the Business Loan program in recent years, totaling $1.3 million. The local business economy is very dependent on agriculture. Water resource limitations in recent years have not helped agriculture or local business.

F) The City shall review ordinances for unnecessary governmental constraints to housing development.

Implementation Measure:

i) The City staff shall hold a public meeting annually to review governmental constraints. The staff shall report to the City Council the suggestions of the public and the staff recommendations for the Council's possible action.

Response: Given the flexibility noted in the Zoning Ordinance in C)(i) above, the lack of a subdivision ordinance, and no processing fees on planning applications, there really are no governmental constraints to consider.

G) The City will implement the General Plan and the Housing Element of that plan.

Implementation Measure:

i) The City staff will prepare an annual report for the City Council on the implementation of the Housing Element and the entire General Plan. The staff report will be delivered by June of each year for the Council and public review.

Response: Lacking a planning staff and no development pressures (one new dwelling in 5 years), there is little value in preparing an annual report. This measure would be more realistic should the community begin to grow.

Summary:

As noted in this assessment, the City has been actively involved in issues related to housing rehabilitation/weatherization, and with economic development. Additionally, an attempt was made to provide "special needs" housing for farm worker and low-income persons, but it was not successful. Unfortunately, the community of Tulelake has experienced almost no increase in population over the last census period (1990-2000) and lacking any new housing over the period 2000 to January 2004, the previous trend is continuing. If anything, as the population ages with few families moving in due to lack of employment, the total population of the community could very experience a slight decline.

Being as small community with declining local retail, business and social services, Tulelake is not a likely candidate for such popular programs as tax credit housing. The market is too small for the scale typically required for these projects, and too distant for most jobs. (The major employment base is Klamath Falls 25 miles from Tulelake) Given these circumstances, there is little the community can do to expand its housing market and provide more opportunities for its citizens. Consequently some of the implementation measures provided during the last period are not relevant to current conditions, nor do they represent the tasks the City can undertake with limited staff resources and very tight budgets. The new programs of this Element take these conditions into consideration, and hopefully will hopefully match the community with realistic expectations.

VIII. GOALS AND OBJECTIVES, 2003-2008

Section 65583(b)1 of the State Government Code requires a Housing Element to have a statement of goals, quantified objectives, and policies relative to the maintenance, preservation, improvement, and development of housing. Further, 65583(c) states that a five-year schedule of actions must be identified that the community intends to undertake to implement the goals and objectives. Below is a statement of goals, objectives, programs, schedules for implementation, financing and the department or group responsible for pursuing the implementation.

GOAL 1 **Assist in increasing the affordability of housing in Tulelake, including meeting the regional housing demand, providing for a range of housing selection by location, type, income level and tenure.**

Program: The current Zoning Ordinance was adopted in 1950 with minor amendments in 1958, 1964 and 1971. It is an ordinance of very few standards, does not appear to include zoning for the entire community, has inconsistencies within, is vague in some areas and does not contain some provisions required by State law. Due to limited development activity, problems have not surfaced as a result of these deficiencies. However, should funds become available, it is highly desirable to upgrade the Zoning Ordinance to correct these deficiencies.

Responsible Department: City Council
Financing: General Fund/CDBG funds or loan receipts
Objectives: To provide basic development standards for housing, protecting the existing housing stock and at the same time ensure that Zoning does not restrict housing opportunities and to bring the Ordinance into consistency with State law.
Time Frame: Prior to 2008

Program: Update the zoning of the City, creating a Zoning Map and providing both single family and multi-family zone districts in areas where such uses are compatible, in quantities adequate to meet programmed housing needs beyond the 2003-2008 planning period.

Responsible Department: City Council
Financing: General Fund/CDBG loan receipts
Objectives: To provide adequate zoning for a variety of residential uses in quantities to meet long term needs, and to display such zoning on a map easily interpreted by City staff, local citizens and those interested in developing new housing.
Time Frame: Prior to 2008

Program: The City will monitor the supply of vacant lands to ensure there are always sufficient lands available for all types of housing opportunities. While this is not a critical current issue, should development pressures increase prior to the next 5-year Housing Element update, this monitoring may be necessary.

Responsible Department: City Council
Financing: General Fund
Objectives: To ensure a reasonable supply of vacant land is available for all types of housing.
Time Frame: 2006 –2008

Program: As developers inquire locally about residential project potentials, they will be advised of the need for affordable housing, especially for seniors and low income families. This may include group homes for seniors, senior apartment complexes, mobile home parks, second dwellings and apartments of sufficient size for families.

Responsible Department: City Council, City Clerk
Financing: General Fund
Objectives: To increase interest in providing affordable housing locally.
Time Frame: Continuous

Program: Encourage the development of affordable housing by maintaining low fee requirements. Currently the City has few development fees. Should such fees become necessary in the future, or if there is a need to increase fees, whenever possible, maintain lower fees for projects proposing affordable housing.

Responsible Department: City Council
Financing: General Fund/CDBG Revolving Fund
Objectives: Keep development fees affordable, especially on affordable housing
Time Frame: 2005

Program: The City shall add provisions to their Zoning Ordinance which establish a process and standards for constructing "second dwellings" as provided in the State Government Code Section 65852.2 and manufactured homes as provided in Section 65852.2a. With a limitation on the availability of vacant lots, the second dwelling and manufactured home can provide added opportunities for affordable housing. Additionally, provisions affecting group homes and residential care facilities for 6 or fewer persons shall be added to conform to the related requirements of the Government Code.

Responsible Department: City Council
Financing: General Fund/CDBG loan receipts

Objectives: Provide a clear process for providing additional affordable housing.
Time Frame: 2005

Program: The City shall amend its zoning ordinance and allow multi-family development by right in the C-1 zone when the neighborhood is predominantly residential in nature.

Responsible Department: City Council
Financing: General Fund/PTA grant
Objectives: To have provide additional opportunities for development of affordable multi-family housing.
Time Frame: 2005

Program: The City shall maintain adequate sewer services to provide the needs of existing residents, and to serve the demand for new housing and economic development. Improvements to this system shall be made as needed to keep ahead of development demand. Improvement/expansion to the sewage treatment plant shall take a priority upon completion of the current study.

Responsible Department: City Council
Financing: General Fund/Federal and State Grants/loans
Objectives: To have adequate sewerage treatment plant available to accommodate potential future growth.
Time Frame: 2005-2008

Program: The City shall maintain adequate water services to provide the needs of existing residents, and to serve the demand for new housing and economic development. Improvements to this system shall be made as needed to keep ahead of development demand. A study should be developed to determine the capacity of the existing water system. If the capacity is deemed to be inadequate to serve future population growth, improvements shall be programmed as needed.

Responsible Department: City Council
Financing: General Fund/Federal and State Grants/loans
Objectives: To identify any limitation in the water system to serve future City growth needs, and develop a program to modify the system as needed to meet such growth.
Time Frame: 2005-2008

Program: The City shall modify it's Zoning Ordinance to specifically allow emergency shelters and transient housing by right in the R-3, C-1 and C-2 zone districts.

Responsible Department: City Council
Financing: General Fund/PTA grant
Objectives: To clearly identify these uses within the Zoning Ordinance and to allow them in a variety of zone districts, thereby reducing constraints to their development.
Time Frame: 2005

Program: To encourage new ~~As long as~~ development in Tulelake ~~is slow,~~ the City shall maintain those features of the Zoning Ordinance which provide few standards for development of all types of affordable housing, including possible conversion of vacant single family dwellings into farm worker, transient, transition and group home housing. Additionally, the City will explore the possibility of utilizing the Joe Serna Grant program as a means to buy existing housing and convert the housing into farmworker housing.

Responsible Department: City Council
Financing: General Fund
Objectives: To use to the extent possible the large inventory of vacant dwellings to accommodate a wide variety of affordable housing, and to encourage such accommodation by maintaining few development standards and limitations for such uses.
Time Frame: 2004-2008

Program: The General Plan shall be reviewed initially to determine if it is consistent with the Housing Element, and thereafter every 5 years in concert with the scheduled update of the Housing Element. If inconsistencies are found, the General Plan shall be updated bringing both documents into consistency.

Responsible Department: City Council
Financing: General Fund
Objectives: To correct any portion of the General Plan which is found to be inconsistent with the Housing Element, thereby eliminating any possible constraint to the development of affordable housing or constraint to meeting Tulelake's share of the Regional Housing Need.
Time Frame: 2005, 2008 and every 5 years thereafter.

GOAL 2 **Preservation of existing housing stock, ensuring that the quality, safety and livability of existing housing be maintained, including measures for the conservation of energy, and the replacement of dilapidated housing.**

Program: Existing housing shall be preserved through the continued implementation of a housing rehabilitation program with Community Development Block Grants funds and the eventual housing revolving fund that will be created as loans are paid. As the City is eligible, apply for additional CDBG funds for continuation of the program.

Responsible Department: City Council
Financing: CDBG grants/revolving rehabilitation fund
Objectives: Improve the safety and livability of existing housing stock
Time Frame: Apply for new grant upon completion of current program.

Program:. Rehabilitation, energy conservation and weatherization program information for existing housing will be disseminated by publicizing these programs with handouts available at public locations and through the development of a City newsletter. Additionally, the City will provide a news release at least once annually to the local newspaper noting the receipt of the CDBG funds and progress in rehabilitation.

Responsible Department: City Council, City Clerk
Financing: CDBG grants/revolving rehabilitation fund
Objectives: To keep the public aware of programs that may help improve their living environments and finances.
Time Frame: Posting continuous, newsletter at least once annually

Program: Rehabilitated units with CDBG funds will be required to include retrofit improvements such as dual pane windows, ceiling and floor insulation, caulking and weather stripping to reduce energy costs.

Responsible Department: City Council
Financing: CDBG grants/revolving rehabilitation fund
Objectives: To lower energy costs for homeowners.
Time Frame: Upon approval of rehabilitation loans

Program: Provide code enforcement as a means to maintain safe and decent housing, utilizing the Siskiyou County Building Department, responding to complaints or obvious potential code violations. The removal of dilapidated housing will be encouraged, and where possible CDBG funds used to provide replacement housing.

Responsible Department: City Council/Siskiyou Building Department
Financing: CDBG grants/revolving rehabilitation fund
Objectives: To correct code violations which may be affecting safety and decent living conditions, and remove unsafe dilapidated structures.

Time Frame: Continuous upon complaint or other evidence a hazard may exist.

Program: Maintain contact with Great Northern Corporation on a regular basis as a means to be kept current on housing related programs that may be available to the City, and receive any assistance they may have to offer to implement the Housing Element.

Responsible Department: City Council/City Clerk
Financing: General Fund
Objectives: To be kept current on an available programs or assistance that may be available to benefit Tulelake residents, upgrading the livability and safety of housing.
Time Frame: Continuous

The following quantifies the goals for new residential construction and rehabilitation of existing structures by income group.

Table 21
Summary of Housing Goals By Income Group
(2003-2008)

Income Group	New Construction	Rehab	Weatherization
Very low	7	10	10
Other Low	4	10	10
Moderate	3	0	0
Above Moderate	10	0	0
Total	24	20	20

GOAL 3 **Provide for the accessibility of decent housing within the community regardless of age, race, sex, marital status, ethnic background, source of income, handicap or disability.**

Program: To help those who may be victims of discrimination, posters from the California Department of Fair Employment and Housing will be placed in a variety of public places including, the City Hall, Police Department, public library, Post Office, local shopping, businesses, and churches.

Responsible Department: City Clerk
Financing: City General Fund
Objectives: To give assistance to potential victims of discrimination
Time Frame: 2004

Program: The City Clerk is designated as the contact for referral of fair housing complaints to the State Department of Fair Housing and Employment.

Responsible Department: City Clerk
Financing: General Fund
Objectives: To efficiently advise the State Department of possible violations of the State Fair Housing and Employment laws.
Time Frame: Continuous

Program: Building permit processing and inspections for individuals with disabilities shall be given a high priority.

Responsible Department: Building Department and City Clerk
Financing: General Fund
Objectives: To assist the handicapped and disabled individuals, when making necessary housing modifications to accommodate their handicap or disability.
Time Frame: As needed

Program: The City Council, by ordinance, shall be given the authority to make minor modifications of the City Codes as may be desirable to accommodate the particular needs of the handicapped and disabled. This should be limited to situations that would not create liability for the City and not create an impact on neighbors.

Responsible Department: City Council
Financing: General Fund
Objectives: To accommodate those needs of the handicapped and disabled that are minor in nature, but may otherwise conflict with Building and Zoning Codes.
Time Frame 2005

Program: Should it be determined that modifications noted in the above program are not minor, but significant, and could have an impact on the neighborhood, and a Variance must be processed, the City Council will be advised that they must balance the standard requirements for a Variance with the provisions of the Federal Fair Housing Act and the California Employment and Housing Act.

Responsible Department: City Council
Financing: General Fund
Objectives: Provide decision consistency with State and Federal law, assisting the disabled and handicapped to the extent possible within the limits of law.
Time Frame: When applications are submitted

Program: To provide reasonable accommodation to the handicapped and disabled, upon applying for building permits, applicants will be given an information sheet, adopted as City policy, which describes the accommodations noted in above Programs plus other accommodations already existing in City Codes. City staff will become readily aware of the assistance that is offered to the handicapped and disabled, effectively helping them through the permit process in an efficient manner.

Responsible Department: City Council/City Clerk
Financing: General Fund
Objectives: Make readily available to disabled and handicapped individuals those accommodations that are available to them to help them in the permit process.
Time Frame: Continuous, at time of building permit application

APPENDIX A

VACANT RESIDENTIAL & COMMERCIALLY ZONED PARCELS, JANUARY 2004

Vacant Single Family Zoned Parcels, (R-1):

Assessor's Parcel No.	Number of Parcels	Parcel Size
050-041-01 *(½ parcel)*[2]	1	55'x120'
050-041-04	2	55'x120' (each)
050-042-02	4	55'x120' (each)
050-042-04	2	55'x120' (each)
050-151-03	1	55'x200' (each)
050-151-06 *(½ parcel)*[2]	1	55'x100'
050-151-10	1	55'x200'
050-152-10	1	55'x120'
Total Single Family Zoned Parcels	13	

Vacant Multi-family Zoned Parcels (R-3):

Assessor's Parcel No.		
050-162-02	1	55'x150'
050-171-10	1	55'x150'
Total Multi-family Zoned Parcels	2	

Vacant Commercial Zoned[1] Parcels (C-1):

Assessor's Parcel No.		
050-041-01	5	50'x110' (average)
050-061-07	1	55'x150'
050-061-12	1	55'x150'
050-101-17	1	50'x120'
050-102-07	1	50'x150'
050-102-17	2	50'x150'
050-131-13	1	50'x120'
050-132-09	1	50'x150'
050-161-05	2	55'x120' (each)
050-162-09	1	55'x150'
Total Commercially Zoned Parcels	16	

Underused Commercial Zoned Parcels (C-2):

The following parcels are not vacant, but typically developed with a single-family residence, and therefore are not being used to the potential of the zone. The C-2 zone permits both single and multi-family uses. All of these parcels are at least 50' x 150' in size and each could readily accommodate a four unit apartment.

050-172, 07-09, 12, 17, 18, 20, and 21
050-142, 06-11
050-112, 01-06, 10 and 11
050-081, 01-09
050-071, 02-04, 17 and 18

Development Limitations:

All of the parcels listed in this Appendix can readily be developed. There are no known physical or environmental constraints which would limit development. All of the parcels are flat, and front on existing streets containing sewer and water.

(1) Commercial lands are included since residential uses are permitted in all Commercial zones.
(2) Half lots are shown when they are of sufficient size to accommodate a single dwelling.